

397 88-13-SPH PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve church services as an auxiliary use to church offices

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
John B. Gontrum
(Type or Print Name)
Signature
809 Eastern Boulevard
Address
Baltimore, Maryland 21221
City and State
Attorney's Telephone No.: 686-8274
Address
Phone No.

Town Center Associates,
a Limited Partnership
Michael Deutschan
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of June, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of July, 1987, at 10:30 o'clock A.M.

By *Arnold Jablon*
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date *July 1, 1987*
By *John B. Gontrum*

ESTIMATED LENGTH OF HEARING 15 MIN.
ALL OTHERS - 10 MIN.
REVIEWED BY *C.P.P.* DATE *4/2/87*

PETITION FOR SPECIAL HEARING

4th Election District - 3rd Councilmanic District
Case No. 88-13-SPH

LOCATION: North Side Music Fair Road, 1900 feet East of the Centerline of Painters Mill Road
DATE AND TIME: Wednesday, July 8, 1987, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve church services as an auxiliary use to church offices

Town Center Associates, a Limited Partnership
Being the property of _____, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION SPECIAL HEARING
N/S of Music Fair Road,
1,900' E of the centerline
of Painters Mill Road -
4th Election District
Town Center Associates,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-13-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval for church services as an auxiliary use to church offices, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Paul Holtenberger and Jay Jordan of the Living Word Christian Center, appeared and was represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, zoned M.L.-I.M. and located off Painters Mill and Reisterstown Roads, contains 11.2 acres and is improved with the Painters Mill Music Fair theater building, with 515 parking spaces provided. The Petitioner proposes to convert the theater into offices for the church, with a trade school which would train individuals who have other full-time employment for the ministry while actively pursuing their other career. Seminars and lectures would be offered, and Sunday services would be conducted.

Trade schools and offices are permitted as of right in an M.L. Zone. A church is not a permitted use unless it is considered as accessory to the office and trade school uses. The church's offices would be located on the site with a staff of 20 employees. The offices would be open all week.

The Petitioner seeks approval pursuant to Sections 253.1.E, 253.1.A.33, and 253.1.C.6, Baltimore County Zoning Regulations (BCZR).

ORDER RECEIVED FOR FILING
Date *July 1, 1987*
By *John B. Gontrum*

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S Music Fair Rd., 1900' E of the c/l of
C/L of Painters Mill Rd. : OF BALTIMORE COUNTY
4th District

TOWN CENTER ASSOCIATES, A Case No. 88-13-SPH
LIMITED PARTNERSHIP, Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Romadka, Gontrum, Hennegan & Foos, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

There is no better location for the proposed principal uses and accessory use than the subject site. In fact, this is the perfect location. The spirit and intent of the BCZR will definitely be served by the proposed uses, and there will certainly be no adverse impact to the health, safety, and welfare of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested approval should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of July, 1987, that church services as an accessory use to church offices in an M.L. Zone be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Arnold Jablon
Zoning Commissioner of Baltimore County

At/srl
cc: John B. Gontrum, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
Date *July 1, 1987*
By *John B. Gontrum*

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 30, 1987

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221
RE: PETITION FOR SPECIAL HEARING
N/S Music Fair Rd., 1900' E of the c/l of
Painters Mill Rd.
4th Election District - 3rd Councilmanic District
Town Center Associates, a Limited Partnership - Petitioner
Case No. 88-13-SPH

Dear Mr. Gontrum:

This is to advise you that \$106.93 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35966
DATE 7/1/87 ACCOUNT R-01-615-000
2 SIGNS & POST RETURNED 7/1/87 \$ 106.93
Romadka, Gontrum, Hennegan & Foos, 809 Eastern Blvd., Essex, Md. 21221
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #88-13-SPH
FOR: 0058*****06931a 6062F
VALIDATION OR SIGNATURE OF CARRIER

Douglas L. Kennedy, P.E.
William K. Woody, L.S.

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce, Suite 175
Baltimore, Maryland 21208
(301) 484-0894 / 484-0963

John M. Cosarquis, L.S. (Ret.)

March 31, 1987

ZONING DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL HEARING TO
ALLOW CHURCH AS AN ACCESSORY USE
TO OFFICES
LEASER/APPLICANT: TOWN CENTER ASSOCIATES 'A' LIMITED PARTNERSHIP

BEGINNING FOR THE SAME at a point on the North side of Music Fair Road, 70 feet wide, said point being situate 1900 feet, more or less, Easterly from the centerline of Painters Mill Road; thence running (1) South 38 degrees East 255 feet; thence (2) South 03 degrees 12 minutes 20 seconds East 960 feet to intersect the Northern right-of-way line of the Northwest Expressway (I-795); thence running with and binding on the right-of-way line of I-795 (3) North 70 degrees West 70 feet and (4) North 78 degrees West 875 feet; thence leaving I-795 (5) North 22 degrees 48 minutes 37 seconds West 28.94 feet; thence (6) North 01 degrees 22 minutes 23 seconds West 320.00 feet thence (7) along a curve to the left having a radius of 462.00 feet and an arc length of 238.82 feet; thence (8) North 87 degrees 44 minutes 20 seconds East 172.27 feet; thence (9) along a curve to the left having a radius of 500.00 feet and an arc length of 655.78 feet; and thence (10) North 05 degrees East 103.42 feet to the point of beginning.

Containing 11.2 acres of land, more or less.

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

May 26, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
N/S Music Fair Rd., 1900' E of the c/l of
Painters Mill Rd.
4th Election District - 3rd Councilmanic District
Town Center Associates, a Limited Partnership -
Petitioner
Case No. 88-13-SPH

TIME: 10:30 a.m.

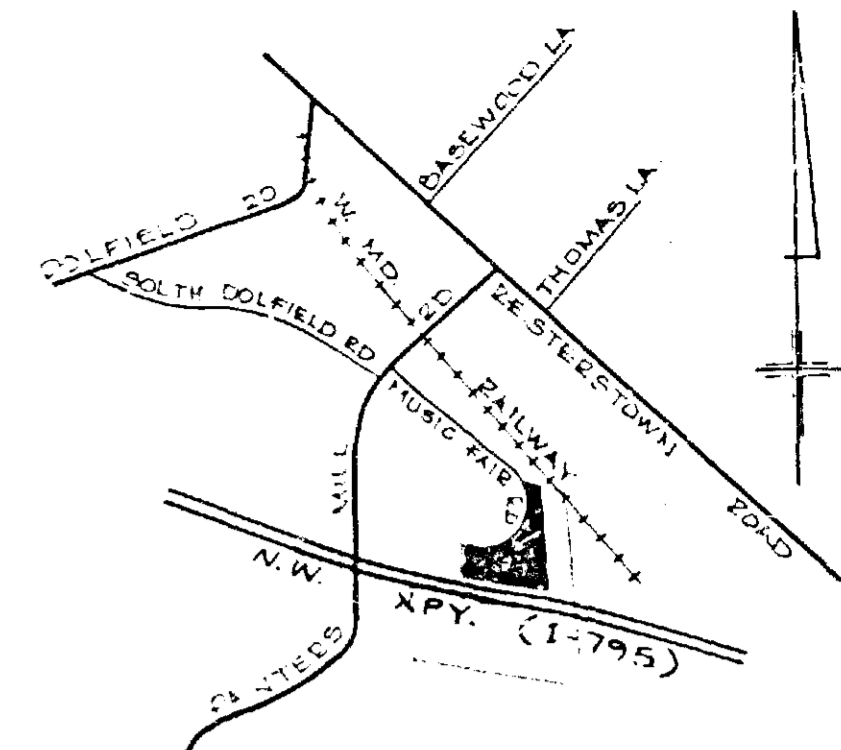
DATE: Wednesday, July 8, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33164
DATE 7/1/87 ACCOUNT R-01-615-000
2 SIGNS & POST RETURNED 7/1/87 \$ 106.93
Romadka, Gontrum, Hennegan & Foos, 809 Eastern Blvd., Essex, Md. 21221
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #88-13-SPH
FOR: 0058*****06931a 6062F
VALIDATION OR SIGNATURE OF CARRIER

1-26-88



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

1. AREA: 11.2 ac. ±
2. ELECTION DISTRICT: 4
COUNCILMATIC DISTRICT: 3
CENSUS TRACT: 4037.02
REGIONAL PLANNING DISTRICT: 3138
WATERSHED:
SUBSEWERSHED:
3. ZONING: ML-1M
4. EXISTING USE: Property is improved with metal frame structure containing 2,448 seats, 11,000 s.f. of offices, and parking area, the site of Music Fair Theatre.
5. PROPOSED USE: Church offices and accessory services.
6. REQUIRED PARKING:
Office: 11,000 s.f. = 300 s.f./p.s. = 37 p.s.
Seating: 2,448 seats = 6 seats/p.s. = 408 p.s.
Total Required Parking Spaces = 445
7. PROPOSED PARKING:
10' x 18' parking spaces = 500
12' x 18' parking spaces (h.c.) = 15
Total Proposed Parking Spaces = 515
8. UTILITIES: Public water and public sewer serve the site.

PROPERTY OWNED:

FRANK S. NICOLL JR.
DEED REFERENCE:
PROPERTY ACCOUNT NO.

LEASEE/APPLICANT:

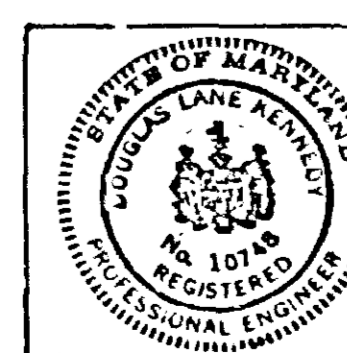
DIVERSIFIED INVESTMENT ASSOCIATES INC.
16 S CALVERT STREET SUITE 400
BALTIMORE, MARYLAND 21202
TELE 539-2555
TOWN CENTER ASSOCIATES A LIMITED PARTNERSHIP

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING TO ALLOW CHURCH
AS AN ACCESSORY USE TO OFFICES

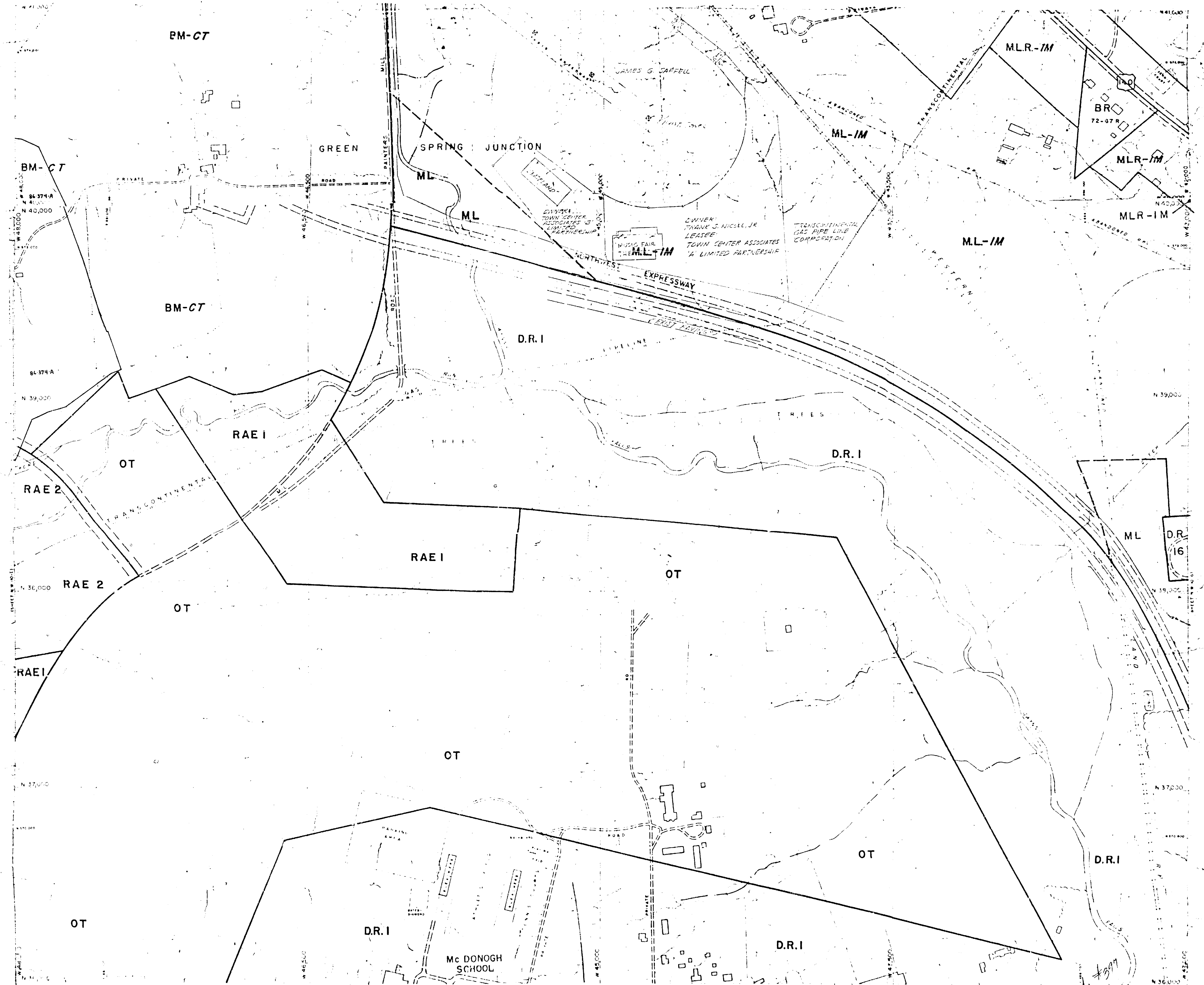
ELECTION DISTRICT 4-C BALTIMORE COUNTY, MD
SCALE: 1"=100' MARCH 31, 1987

MUSIC FAIR THEATRE @ MUSIC FAIR ROAD

2 signatures
(1 is a Power of Attorney)
88-13-574



KCW CONSULTANTS INC.
CIVIL ENGINEERS & LAND SURVEYORS
1777 REISTERSTOWN ROAD
COMMERCENTLE, SUITE 175
BALTIMORE, MARYLAND 21208
TELEPHONE: (301) 484-0804



1984 COMPREHENSIVE ZONING MAP
APPROVED BY THE ZONING MAP
COMMISSION OF BALTIMORE COUNTY
JULY 1984
BALTIMORE COUNTY
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1983
AEROSPACE CORPORATION PHILADELPHIA, PA

LOCATION
Mc DONOUGH
AREA
SHEET
N W
10-11

